

001.0

0002

0037.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
874,000 / 874,000

USE VALUE:

874,000 / 874,000

ASSESSED:

874,000 / 874,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
2-4		THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FITZPATRICK WILLIAM A	
Owner 2:	
Owner 3:	

Street 1: 15 CRESTHAVEN DR

Street 2:

Twn/City: BURLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 01803 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .076 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Asbestos Exterior and 3197 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3321	Sq. Ft.	Site			0	80.	1.49	1			Locatio	-5					394,919						394,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	3321.000	479,100		394,900	874,000		750
							GIS Ref
							GIS Ref
							Insp Date
							08/25/17

PREVIOUS ASSESSMENT								Parcel ID	001.0-0002-0037.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	479,100	0	3,321.	394,900	874,000		Year end	12/23/2021
2021	104	FV	456,600	0	3,321.	394,900	851,500		Year End Roll	12/10/2020
2020	104	FV	456,900	0	3,321.	394,900	851,800	851,800	Year End Roll	12/18/2019
2019	104	FV	348,900	0	3,321.	419,600	768,500	768,500	Year End Roll	1/3/2019
2018	104	FV	348,900	0	3,321.	306,100	655,000	655,000	Year End Roll	12/20/2017
2017	104	FV	326,500	0	3,321.	266,600	593,100	593,100	Year End Roll	1/3/2017
2016	104	FV	326,500	0	3,321.	227,100	553,600	553,600	Year End	1/4/2016
2015	104	FV	289,700	0	3,321.	222,100	511,800	511,800	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
	12821-1		7/1/1975			39,000	No	No	N						

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
8/25/2017		MEAS&NOTICE							HS	Hanne S													
3/31/2009		Meas/Inspect							345	PATRIOT													
9/22/1999		Mailer Sent																					
9/22/1999		Measured							163	PATRIOT													
10/1/1981									MM	Mary M													

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

